



Legislation Details (With Text)

**File #:** 18-0179      **Version:** 0      **Name:** Residential Lease Requirements - Required Disclosures

**Type:** Ordinance      **Status:** Enacted

**File created:** 1/22/2018      **In control:** City Council

**On agenda:**      **Final action:** 5/18/2018

**Enactment date:**      **Enactment #:** 18-137

**Title:** Residential Lease Requirements - Required Disclosures  
For the purpose of requiring that certain disclosures be made to tenants signing residential leases; clarifying and conforming related provisions; setting a special effective date; and generally relating to the regulation of residential landlords.

**Sponsors:** Kristerfer Burnett, President Young, Ryan Dorsey, Brandon M. Scott, John T. Bullock, Bill Henry, Leon F. Pinkett, III, Sharon Green Middleton, Zeke Cohen, Robert Stokes, Sr., Shannon Sneed, Edward Reisinger

**Indexes:** Disclosures, Lease, Requirement, Residential

**Code sections:**

**Attachments:** 1. 18-0179~1st Reader, 2. BDC 18-0179, 3. HDC 18-0179, 4. Law 18-0179, 5. 2nd Reader Amendments 18-0179, 6. cb18-0179~3rd, 7. Completed File\_18-0179

Date	Ver.	Action By	Action	Result
6/4/2018	0	Mayor	Signed by Mayor	
5/7/2018	0	City Council	Approved and Sent to the Mayor	
4/30/2018	0	City Council	3rd Reader, for final passage	
4/30/2018	0	Housing and Urban Affairs Committee	Recommended Favorably with Amendment	
4/24/2018	0	Housing and Urban Affairs Committee	Recommended Favorably with Amendment	Pass
4/12/2018	0	Housing and Urban Affairs Committee	Worksession	
2/26/2018	0	Housing and Urban Affairs Committee	Scheduled for a Public Hearing	
2/5/2018	0	Housing and Urban Affairs Committee	Scheduled for a Public Hearing	
1/25/2018	0	The City Council	Refer to Dept. of Housing and Community Development	
1/25/2018	0	The City Council	Refer to City Solicitor	
1/25/2018	0	The City Council	Refer to Baltimore Development Corporation	
1/22/2018	0	City Council	Assigned	
1/22/2018	0	City Council	Introduced	

**Explanation:** Capitals indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

**\* Warning:** This is an unofficial, introductory copy of the bill.  
The official copy considered by the City Council is the first reader copy.

**Introductory\***

## City of Baltimore Council Bill

Introduced by: Councilmember Burnett

### A Bill Entitled

An Ordinance concerning

#### **Residential Lease Requirements - Required Disclosures**

For the purpose of requiring that certain disclosures be made to tenants signing residential leases; clarifying and conforming related provisions; setting a special effective date; and generally relating to the regulation of residential landlords.

By repealing and reordaining, with amendments

Article 13 - Housing and Urban Renewal

Section(s) 7-3

Baltimore City Code

(Edition 2000)

**Section 1. Be it ordained by the Mayor and City Council of Baltimore,** That the Laws of Baltimore City read as follows:

### **Baltimore City Code**

#### **Article 13. Housing and Urban Renewal**

##### *Division II. Dwellings and Vacant Structures*

##### Subtitle 7. Residential Lease Requirements

#### § 7-3. Information required.

(a) *In general.*

(1) Each residential lease [shall] must contain the following information:

(i) the name, residence address, and residence telephone number or the name, business address, and business telephone number of the owner of the property, or

(ii) the name, residence address, and residence telephone number or the name,

business address, and business telephone number of an agent of the owner who is authorized to receive court process on behalf of the owner in connection with the property.

(2) Any owner who is not customarily present in an office in the metropolitan Baltimore area [shall] must include in the lease the information required above for an agent authorized to receive court process on behalf of the owner.

(b) *Changes.*

(1) Within 10 days of a change in any information required by subsection (a) of this section to be contained

in a lease, the property owner [shall] must notify the tenant of the change.

(2) The notice [shall] must be sent to the tenant by first class mail.

(c) *Additional required disclosures.*

(1) Along with the copy of the lease required to be given to the tenant by § 7-2 of this subtitle, the tenant must be given a copy of a tenants rights brochure approved by the Housing Commissioner that discusses:

(i) free or reduced price legal representation available to tenants;

(ii) pre-trial and day of trial mediation programs available to resolve landlord-tenant disputes; and

(iii) a tenant's right to know the amount of rent that is in arrears.

(2) A tenant must also be given a copy of the brochure required by paragraph (1) of this subsection at the time that eviction proceedings are commenced against the tenant.

**Section 2. And be it further ordained,** That the catchlines contained in this Ordinance are not law and may not be considered to have been enacted as a part of this or any prior Ordinance.

**Section 3. And be it further ordained,** That this Ordinance takes effect on the 180<sup>th</sup> day after the date it is enacted.